

NORTHWEST ROCKLIN (MAP SHEET 10)

NORTHWEST ROCKLIN/PARCELS 1 – 5, 7-17, 19, 20, 23 – 69: WHITNEY RANCH LARGE LOT

Owner: Sunset Ranchos Investors, LLC Phone: (209) 473-6161
Kyle Masters Fax: (916) 473-6188
3255 W. March Lane
Stockton, CA 95219

Applicant: Terrance E. Lowell & Associates Phone: (916) 786-0685 x117
George Djan & Frederick Addison Fax: (916) 786-0529
1528 Eureka Road, #100
Roseville, CA 95661

Zoning: PD-2, 3A, 3.3, 4, 5, 6.6, 2-0, PD-NH Comm, PD-Comm, PD-BP, OS

Location: North of Sioux St., West of Park Drive-Whitney Oaks Blvd. intersection.
APNs: 017-170-001 through 011, 017-170-013, 017-180-001 through 010,
017-180-012 through 050.

File #: SD-2003-02, TRE-2003-02, PDG-99-02A, DA-2001-01A

Area: 1,265 +/- acres

Proposal: Request for large lot Tentative Subdivision Map to subdivide 1,265+/- acres into
56 parcels, which would later be subdivided into smaller developable lots in three
phases.

Status: The Planning Commission recommended approval on February 17, 2004. The
City Council approved the project on March 24, 2004. Currently improvements
are being constructed. As part of the project, Sioux Street is being extended north
to connect with East Lincoln Parkway. Major streets have been completed. Sioux
Street has been named to Wildcat Boulevard. Major roads have been completed.

Special Note: The Whitney Ranch subdivision has been renamed several times. When originally
a part of unincorporated Placer County the area was referred to as Sunset
Ranchos. After being annexed into the City of Rocklin the project was then
referred to as Liberty Hill. Prior to the Planning Commission recommending
approval the project's name was changed to Whitney Ranch.

**NORTHWEST ROCKLIN/PARCELS 4 & 5: VICARA & MONTESSA
ATTACHED HOMES**

Owner: Sunset Ranchos Investors, LLC Phone: 916-783-6272
1508 Eureka Rd., Ste. 250 Fax: 916-783-6282
Roseville, CA 95661
Contact: Kyle Masters
kmasters@newlandcommunities.com

Applicant: Pacific West Companies Phone: 775-851-6600
8700 Technology Way Fax: 775-201-1942
Reno, NV 89521
Contact: Paul Tanguay
ptanguay@pacificwest.net

Zoning: PD-20

Location: Northwest Corner of Wildcat Parkway and Whitney Ranch Parkway

File #: DR-2005-17, SD-2005-05, U-2005-09

Area: 19.74 acres

Proposal: Request for approval of tentative subdivision map, design review and use permit
to construct 20 attached homes with 435 units on 19.74 acres

Status: The Planning Commission recommended the project for approval on December
20, 2005. The City Council approved the project on January 24, 2006.

NORTHWEST ROCKLIN/PARCEL 10: WHITNEY RANCH PARCEL 10

Owner: Sunset Ranchos Investors, LLC Phone: 916-783-6272
600 Anton Blvd., #18 Fax: 916-783-6282
Costa Mesa, CA 92626
Kyle Masters
kmasters@newlandcommunities.com

Applicant: John Laing Homes Phone: 916-780-1222
Greg Plucker Fax: 916-780-1087
1544 Eureka Rd., Ste. 250
Roseville, CA 95661
gplucker@johnlainghomes.com

Zoning: PD-20

Location: Northwest corner of the Liberty Parkway/Ranch View Drive intersection.
APN: 017-173-001

File #: DR-2005-02, SD-2005-01 and U-2005-01

NORTHWEST ROCKLIN

Area: 6.9 acres

Proposal: Request Design Review, Tentative map, and Use Permit approval to allow the construction of a 108-unit condominium project on 6.9 acres of land. Use Permit approval by the City Council is necessary due to the height of the buildings being over 30 feet per the Northwest Rocklin General Development Plan. Density of the project is 16 units per gross acre (15.7 unrounded).

Status: The project is still pending.

**NORTHWEST ROCKLIN/PARCELS 11 – 17, 19, 20, 23 – 32: WHITNEY RANCH
SMALL LOT (PHASE 1)**

Owner: Sunset Ranchos Investors, LLC
Kyle Masters
3255 W. March Lane
Stockton, CA 95219

Phone: (209) 473-6161
Fax: (916) 473-6188

Applicant: Terrance E. Lowell & Associates
George Djan & Frederick Addison
1528 Eureka Road, #100
Roseville, CA 95661

Phone: (916) 786-0685 x117
Fax: (916) 786-0529

Zoning: PD-2, 3A, 3.3, 4, 5, 6.6, 2-0, PD-NHComm, PD-Comm, PD-BP, OS

Location: Northwest Rocklin Annexation Area Parcels 11 through 17, 19, 20, 23 through 32.
APNs: 017-170-001 through 011, 017-170-013, 017-170-018 through 041, 017-170-045 through 061, 017-170-063 through 069

File #: SD-2003-04, PDG-99-02B, GPA-2004-04; DR-2005-12, ZOA-2005-01

Area: 264 +/- acres

Proposal: Request for a small lot tentative subdivision map to subdivide 487 +/- acres into 971 single-family residential lots with 23.38 acres designate as open space parcels and 2.21 acres for several neighborhood parks.

The General Plan Amendment is a request to change the designation of NWRAA Parcels 16, 20, 26, 41, 45, 50, 51, 55, 57, 59, 61 and 66 from Medium Density Residential to Low Density Residential.

DR-2005-12, ZOA-2005-01: Design review and Zoning Ordinance Amendment to allow for the installation of 32 way-finding kiosks within the Whitney Ranch Phase I project area.

Status: The Planning Commission recommended approval on August 17, 2004. City Council approved the project on September 28, 2004. Homes are currently under construction.

NORTHWEST ROCKLIN

DR-2005-12, ZOA-2005-01: The City Council approved the project on September 13, 2005. The kiosks have been installed.

NORTHWEST ROCKLIN/PARCEL 13b: WHITNEY RANCH NAPOTS 1

Owner/Applicant:

Sunset Ranchos Investors, LLC
1508 Eureka Rd., Ste. 250
Roseville, CA 95661
Contact: Kyle Masters
kmasters@newlandcommunities.com

Phone: 916-783-6272
Fax: 916-783-6282

Zoning: PD-5, PD-4, OS

Location: APN: 017-174-001

File #: SD-2005-04, LLA-2005-07

Area: 12.5 +/- Acres

Proposal: Approval of a small lot tentative subdivision map to subdivide 12.5 +/- acres into 16 single-family residential lots, 2 open space parcel/lots and 1 remainder parcel to be subdivided in the future. See attached Project Description.

Status: The Planning Commission recommended the project for approval on December 20, 2005. The City Council approved the project on February 14, 2006.

NORTHWEST ROCKLIN/PARCEL 15: SUREWEST CELL SITE AT WHITNEY HIGH SCHOOL

Owner: Rocklin Unified School District (Larry Stark)
2615 Sierra Meadows Drive
Rocklin, CA 95677

Phone: 916-630-2249
Fax: 916-624-7246

Applicant: Surewest Communication (Alicia Orvis)
8150 Industrial Avenue
Roseville, CA 95678
a.orvis@surewest.com

Phone: 916-746-3007
Fax: 916-783-8266

Zoning: PD

Location: 701 Wildcat Boulevard, Rocklin
APN(s): 017-001-007, 013

File #: DR-2006-10 & U-2006-06

NORTHWEST ROCKLIN

Proposal: Request for approval of design to replace an existing stadium light with a light of the same height and design.

Status: The project is still pending.

NORTHWEST ROCKLIN/PARCEL 22: WHITNEY RANCH PARCEL 22

Owner: Sunset Ranchos Investors LLC
600 Anton Blvd., # 18th
Costa Mesa, CA 92626
Kyle Masters
kmasters@newlandcommunities.com
Phone: 916-783-6272
Fax: 916-783-6282

Applicant: John Laing Homes
1544 Eureka Rd., Ste. 250
Roseville, CA 95661
Greg Plucker
gplucker@johnlainghomes.com
Phone: 916-780-1222
Fax: 916-780-1087

Zoning: PD-20

Location: Southeast corner of Liberty Pkwy/Whitney Ranch Pkwy intersection
APN: 017-176-001

File #: DR-2005-03, SD-2005-02 and U-2005-02

Area: 10.2 acres

Proposal: Design Review, Tentative map and Use Permit approval to allow the construction of a 161-unit condominium project on 10.2 resultant acres of land. Use Permit approval by the City Council is necessary due to the height of the buildings over 30 feet per the Northwest Rocklin General Development Plan. Density of the project is 16 units per gross acre (15.7 unrounded), after slope area is transferred to the open space area.

Status: The project is still pending.

NORTHWEST ROCKLIN/PARCEL 28: WHITNEY RANCH, PHASE 1, UNIT 28

Owner: Whitney Ranch Village 5, LLC
8950 Cal Center Dr., Bldg. 1, Ste. 115
Sacramento, CA 95826
Tim Cotton
tim.cotton@lyonhomes.com
Phone: 916-854-7467
Fax: 916-854-7427

Applicant: Terrance E. Lowell & Associates
1528 Eureka Rd., Ste. 100
Roseville, CA 95661
George Djan
Phone: 916-786-0685
Fax: 916-786-0529

NORTHWEST ROCKLIN

george@tlowell.com

Zoning: PD 6.6

Location: Southeast corner of Whitney Ranch Parkway and Bridlewood Dr.
APN-017-177-002

File #: DR-2005-01

Area: 15.5 acres

Proposal: Request for approval of Design Review for single family homes located on residential lots under 6,000 square feet in size.

Status: The Planning Commission approved the project on May 3, 2005. Homes are currently being built.

NORTHWEST ROCKLIN/ PARCEL 45: WHITNEY RANCH CLUBHOUSE

Owner: Sunset Ranchos Investors
1508 Eureka Rd., Ste. 250
Roseville, CA 95661
kmasters@newlandcommunities.com
Phone: 916-783-6772
Fax: 916-783-6282

Applicant: Gordon Rogers Architectures
6805 Five Star Blvd., Ste. 200
Rocklin, CA 95677
Contact: Kevin Hallock
Kevin@grogers.com
Phone: 916-632-3310
Fax: 916-632-0589

Zoning: PD-3.3

Location: Whitney Ranch Blvd. & Painted Pony
APN#: 017-174-013

File #: DR-2005-16

Area: 4.7 acres

Proposal: Request for approval of Design Review to construct a 14,000 sq.ft community clubhouse on 4.7 acres.

Status: The project is still pending.

NORTHWEST ROCKLIN/PARCEL 100: PARCEL K

Owner: Chesbury Unit Trust
Dave Baker
Phone: (916) 435-8868

NORTHWEST ROCKLIN

4509 Shenandoah Road
Rocklin, CA 95765

Applicant: Terrance Lowell and Associates Phone: (916) 786-0685
Steve Spain, Frederick Addison
1526 Eureka Road, Suite 100
Roseville, CA 95661

Zoning: PD-3B, PD-3.5, OS

Location: Southern portion of Sunset Ranchos, contiguous with Stanford Ranch
APN 017-180-056

File #: SD-2002-04

Area: 47.01 acres

Proposal: A Tentative Subdivision Map to divide 47.01 acres into 109 single-family
residential lots and 6 parcels.

Status: The application was approved by the Planning Commission on August 5, 2003.
The application was approved by City Council on September 9, 2003. Homes are
currently under construction.

NORTHWEST ROCKLIN/PARCEL 104 & 106: ORCHARD CREEK BUSINESS PARK

Owner: River South Holdings, LLC Phone: (916) 379-0955
7700 College Town Dr. Fax: (916) 379-0915
Sacramento, CA 95826

Applicant: Fulcrum Capital Corp. Phone: (916) 383-3333
Bill Chizmar Fax: (916) 383-3974
1530 J Street, Ste. 200
Sacramento, CA 95814

Engineer: Terrance E. Lowell & Associates, Inc. Phone: (916) 786-0685
Brad Michalk, AICP Fax: (916) 786-0529
1528 Eureka Road, Ste. 100
Roseville, CA 95661

Zoning: PD-BP, PD-COMM, OS

Location: At the southeast corner of the future interchange of Whitney Boulevard and State
Hwy 65, immediately south of the boundary with City of Lincoln.
APN: 017-081-005 & 006

File #: SD-2004-05

Area: 115 +/- acres

NORTHWEST ROCKLIN

Proposal: Request for approval of a tentative subdivision map to divide a 115 +/- acre parcel into 21 lots ranging from .68 +/- an acre to 18.9 +/- acres in size, one Open Space parcel 24.05 acres in size, and one detention/retention parcel 4.71 +/- acres in size.

Status: The Planning Commission recommended approval of the project on April 5, 2005. The City Council approved the project on May 10, 2005.

NORTHWEST ROCKLIN/PARCEL 113: WILLIAM JESSUP UNIVERSITY

Owner: William Jessup University
(Formerly known as
San Jose Christian College)
Gene DeYoung
333 Sunset Blvd.
Rocklin, CA 95765

Phone: (916) 577-1804
Fax: (916) 577-1812

Applicant: Same

Zoning: PD-LI

Location: 333 Sunset Boulevard
APN: 017-270-068

File #: U-2003-02

Area: 126 +/- acres

Proposal: Originally filed with Placer County, request for a Conditional Use Permit to convert the existing vacant Herman Miller manufacturing facility into a private college for approximately 1,200 full and part-time students. The conversion would expand the total square feet of building from 340,000 to 495,00 square feet. The file number assigned by Placer County was CUP-2876.

Status: The Placer County Planning Commission approved the project on January 9, 2003. The City of Rocklin took over the project and adopted the conditions of approval when the property was annexed into the City of Rocklin in May 2003. The conversion is complete and William Jessup University is currently conducting classes.

NORTHWEST ROCKLIN/PARCEL 113 & 114: SAN JOSE CHRISTIAN COLLEGE PARCEL MAP

Owner: William Jessup University
(Formerly known as
San Jose Christian College)
Gene DeYoung
333 Sunset Blvd.
Rocklin, CA 95765

Phone: (916) 577-1804
Fax: (916) 577-1812

NORTHWEST ROCKLIN

Applicant: same

Zoning: PD-COMM, PD-LI, OS

Location: 333 Sunset Boulevard; APN: 017-270-068, 069

File #: DL-2003-05, PDG-2003-06

Area: 156 +/- acres

Proposal: Request for approval of a tentative parcel map to subdivide the property into a 30.1 +/- acre lot and a 126 +/- acre lot. The 126 +/- acre lot is the current site of William Jessup University (formerly known as San Jose Christian College).

The project also requested an amendment to the North West Rocklin Annexation Area General Development Plan to designate the resultant 30.1 +/- acre parcel be zoned as Planned Development, Commercial (PD-COMM)

Status: The Planning Commission recommended approval on December 2, 2003. The City Council approved the project on January 13, 2004.

NORTHWEST ROCKLIN/115A: THE OFFICES AT SUNSET

Owner: Mark III Engineering Contractors Phone: (916) 381-8080
Tim O'Brien, Mark O'Brien Fax: (916) 381-0664
5101 Florin Perkins Rd.
Sacramento, CA 95826

Applicant: Mark III Engineering Contractors Phone: (916) 381-8080
Kevin Woodbury Fax: (916) 381-0664
Danielle DeSilva
5101 Florin Perkins Rd.
Sacramento, CA 95826

Zoning: PD-LI

Location: Southwesterly corner of Sunset Blvd. and Atherton Rd.; APN: 017-280-023

File #: DR-2004-29, DL-2004-11

Area: 4.1 +/- acres

Proposal: Request for approval of design review and parcel to construct nine (9) office shell buildings totaling 41,200 sq. ft.

Status: The Planning Commission approved the project on September 20, 2005.